



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
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2022 JAN 21 AM 9:33

PLANNING BOARD

NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Public Meeting/Hearings Conducted via Remote Participation *
Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, January 24, 2022

Revised, January 21, 2022**

7:00 p.m. Regular Meeting

1. **Executive Session** – to be held in accordance with M.G.L. 30A, Section 21(a)3, "to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body," "Brigati Village," multi-family development, 41 Church Street and 14 West Street, David W. Brossi/Brigati Village, LLC.
2. **Public Input**
3. **Discussion Items**
 - A. Proposed Conceptual Site Plan Modifications, "Afonso Village," 100 Westboro Road, Pulte Homes of New England, LLC / D&F Afonso Builders, Inc. **
 - B. Master Plan Update
4. **General Business**
 - A. Bills
 - B. Minutes of Previous Meetings
 - C. Staff Report
 - D. Correspondence
5. **Reports from Planning Board Representatives on Town Committees and CMRPC**
6. **Public Meetings/Hearings**
 - A. (7:30 PM) Request for Approval and Acceptance of 2021 Cummings School of Veterinary Medicine at Tufts University (Cummings) Amended Grafton Campus Master Plan, Westboro Road, Jean S. Poteete, Senior Campus Planner, Tufts University (applicant). A Hearing to consider the approval and acceptance of amending the previously approved Master Plan for the Tufts University Grafton Campus, located off Westboro Road. *Continued from January 10, 2022.*
 - B. (7:30 PM) Request for Preliminary Plan Approval (PP 2021-01), 124 North Street Rear, 73 Rear Old Westboro Road, 4 Rear Village Lane and 25 Magnolia Lane, Circle Assets, LLC / Marybeth Realty Trust, Magnolia Farms Association Trust and Circle Assets, LLC (applicant/owners). A Hearing to consider an application for Preliminary Plan approval for a 4-lot Residential Development, on property located at 124 North Street Rear, 73 Rear Old Westboro Road, 4 Rear Village Lane and 25 Magnolia Lane, as shown on Grafton Assessor's Map 30, Lots 26A, and 250 and Assessor's Map 39 Lots 3 and 4A. Said
The Planning Board reserves the right to take agenda items out of order

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property is located in a Low Density Residential (R40) zoning district. *Continued from January 10, 2022.*

- C. **(7:30 PM) Request for Special Permit (2021-05/SPA) and Site Plan Approval, 244 Worcester Street, Churchill & Banks, LLC / Wyman Gordon Company (applicant /owner).** A Hearing to consider an application for a Special Permit and Site Plan Approval for a warehouse distribution facility, on property located at 244 Worcester Street, as shown on Grafton Assessor's Map 35, Lot 1. Said property is located in an Office/Light Industrial zoning district and Priority Development Overlay. *Continued from December 13, 2021.*

7. **Any Other Items Which May Lawfully Come Before the Board**
8. **Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**
9. **Adjournment**

*** Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, www.grafton-ma.gov.

The January 24, 2022 Planning Board Meeting may be accessed using the following link:
<https://us06web.zoom.us/j/84235545636>